

Hellards



At home in Alresford

40 East Street

ALRESFORD, HAMPSHIRE, SO24 9EQ

Asking Rent £ 1,400 PCM

- Energy Performance Rating D
- Holding Deposit £323.07
- Deposit £1,615.65
- Council Tax Band E
- Pretty Character Cottage
- Town Centre Location
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Garden



A beautifully presented two bedroom character cottage, set in the heart of the Town.





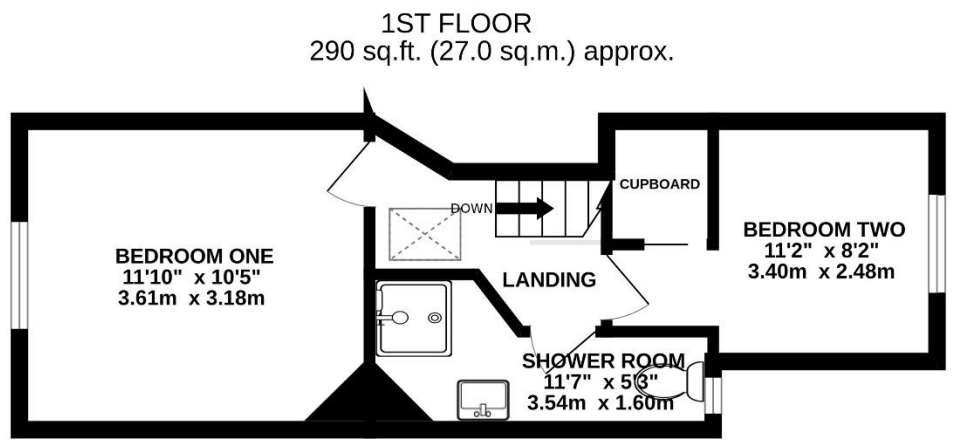
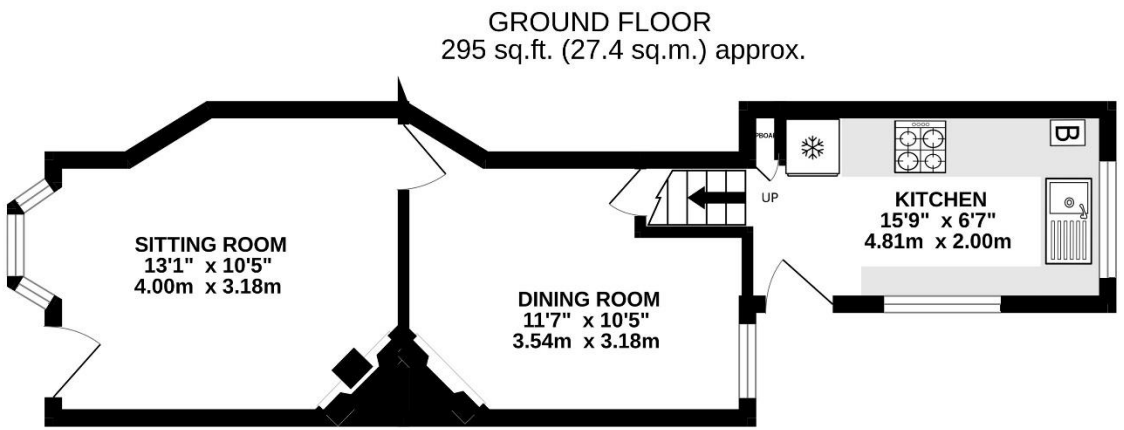
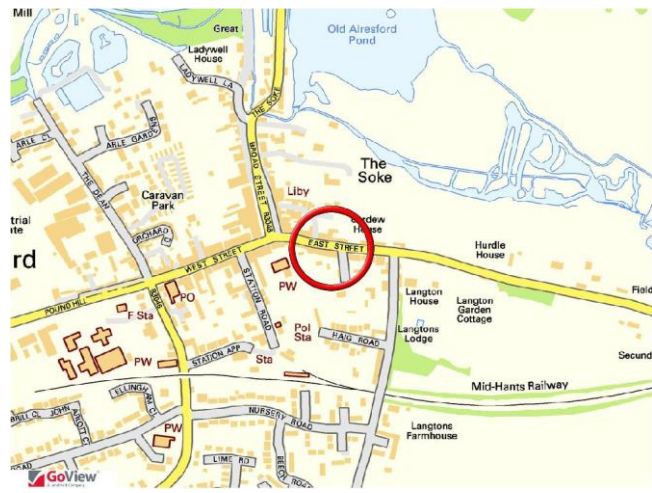
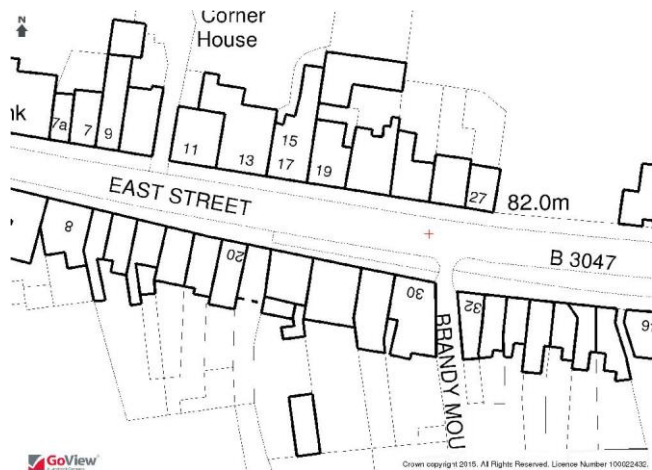
Presented to a good standard and located in one of the most desirable roads in the Alresford, just moments from the shops. The downstairs accommodation comprises a sitting room, dining room and a fitted kitchen with wooden base and eye-level units, and contrasting worktop. Upstairs you will find two bedrooms and a shower room. Outside, the property offers a pretty southerly facing garden to the rear.

We understand that all mains utilities are connected. On road parking is available nearby.

Ultrafast Broadband is available (Source: Ofcom). A mobile signal is likely from Three and O2, but limited from EE and Vodafone (Source: Ofcom).

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.





TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From our offices in Broad Street, turn left into East Street and number 40 will be found a little way along on your right.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B		87	(61-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

